



17 Dwyers Close, Asfordby, Melton Mowbray, LE14 3RG

 **NEWTON FALLOWELL**

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Key Features

- Spacious Detached House
- Five Bedrooms
- Two Reception Rooms & Study
- Breakfast Kitchen, Utility, Cloaks WC
- Bathroom & Two En-suites
- Double Garage & Drive
- South Facing Rear Garden
- Countryside Views
- EPC Rating C
- Freehold

£530,000





Parking Arrangements: Generous Drive & Double Garage
 Heating: GSH - Combi Boiler
 Vendors Position: Looking For Their Next Home
 Garden Orientation: South Facing
 EPC Rating: C
 Council Tax Band: F
 Total Living Space: Approx 2200 sqft

This substantial five bedroom family home is situated in a quiet cul-de-sac enjoying open countryside views to the rear. Having the benefit of uPVC double glazing and gas central heating, the accommodation comprises in brief, entrance hall, cloakroom WC, living room, dining room, study, breakfast kitchen and utility. On the first floor are five bedrooms, two with en-suites and a family bath/shower room. Outside to the front is a driveway providing ample off-road parking leading to an integral double garage and gated access to a well tended South facing rear garden which backs on to fields. Viewings are highly recommended to appreciate the well presented and spacious accommodation on offer.

Double glazed door into the entrance hall with a tiled floor, stairs rising to the first floor and door off to a fully tiled cloakroom WC with a two piece suite and chrome heated towel rail. Door leading through to a lovely, spacious, light and airy living room with a walk-in bay window and French doors leading out to the rear garden with open views beyond and two further windows to the rear aspect. There is a separate dining room. a study/office and a fitted kitchen with dual aspect, an array of wall and base units, roll top work surfaces, sink and drainer, tiled splashbacks, a Range cooker with a stainless steel extractor hood above, centre island with a breakfast bar, tiled floor and door through to a utility room with a continuation of the tiled floor and wall and base unit, sink and drainer, space and plumbing for a washing machine and door to the rear aspect.

Stairs rising to the first floor landing with doors off to four double and one single bedroom. The main bedroom has a spacious en-suite bath/shower room comprising a low flush WC, wash hand basin, corner bath and a double walk-in shower cubicle, heated towel rail, tiled floor and a Velux skylight. Bedroom Two has an





en-suite shower room and there is a generous sized family bathroom with a four piece suite comprising a low flush WC, wash hand basin, corner bath, walk-in shower cubicle, tiled floor and Velux skylight.

Outside to the front is a driveway providing ample off-road parking leading to an integral double garage housing the gas central heating boiler with two up and over doors, power and light and courtesy door into the kitchen. The enclosed rear garden has a paved patio seating area, ideal for 'al fresco' entertaining, the remainder laid to lawn, outdoor lights and tap, timber panel fencing and views over the open countryside.

Entrance Hall

Living Room 8.97m x 3.89m (29'5" x 12'10")

Dining Room 4.17m x 3.48m (13'8" x 11'5")

Study 2.49m x 2.28m (8'2" x 7'6")

Breakfast Kitchen 4.42m x 3.28m (14'6" x 10'10")

Utility Room 2.29m x 1.68m (7'6" x 5'6")

Cloakroom WC

Bedroom One 4.88m x 4.42m (16'0" x 14'6")

En-suite Bath Shower Room

Bedroom Two 4.39m x 2.87m (14'5" x 9'5")

En-suite Shower

Bedroom Three 4.27m x 3.86m (14'0" x 12'8")

Bedroom Four 4.29m x 2.95m (14'1" x 9'8")

Bedroom Five 2.54m x 2.44m (8'4" x 8'0")

Family Bath Shower Room

Double Garage 5.08m x 4.88m (16'8" x 16'0")

Local Authority

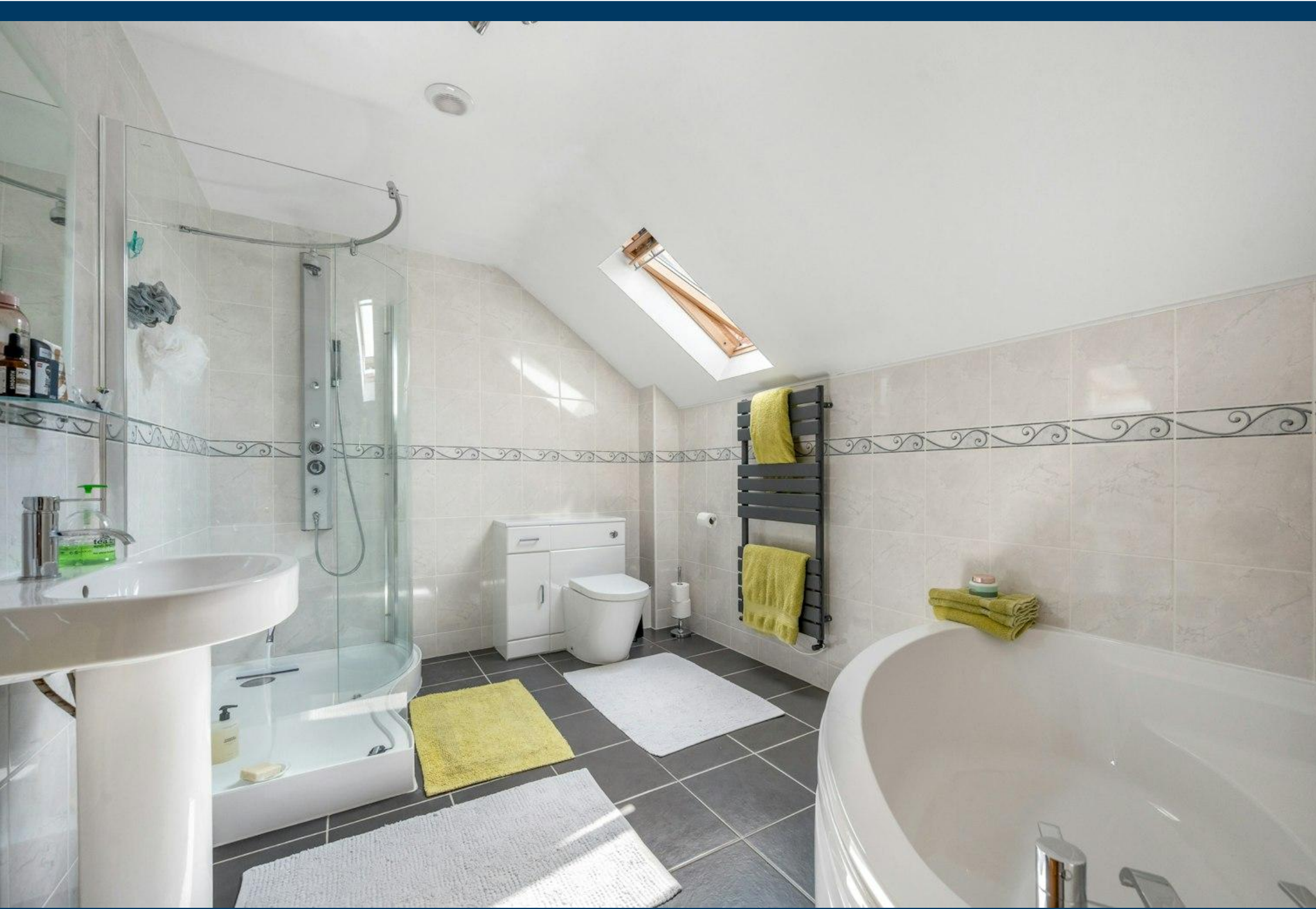
Local Authority: Melton Borough Council

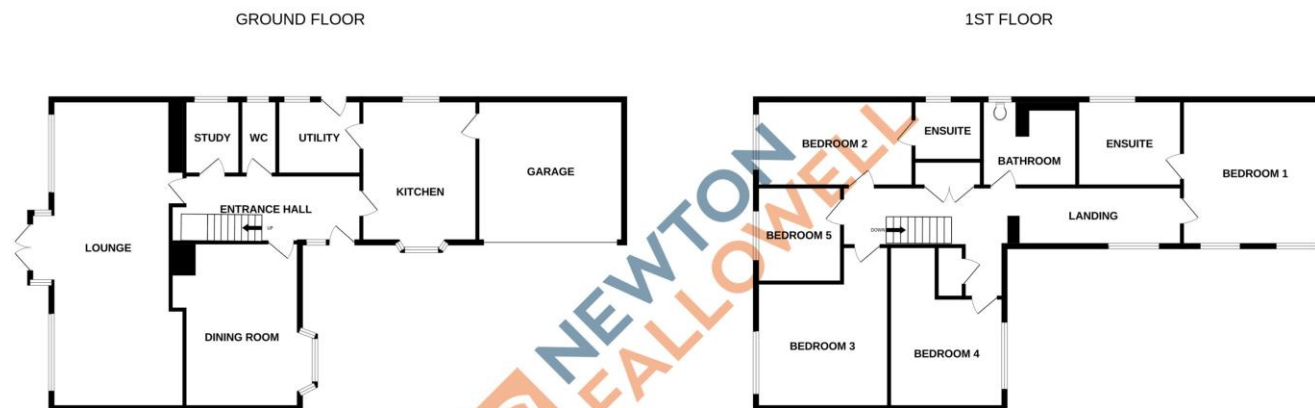
Council Tax: F

Agent's Note

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

COUNCIL TAX INFORMATION:

Local Authority: Melton Borough Council
Council Tax Band: F

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £62 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.

01664 566210

melton@newtonfallowell.co.uk

Digby House, 14 Burton Street, Melton Mowbray, LE13 1AE